

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

N O V E M B E R 6 , 2 0 0 3

The regular meeting of the City Planning Commission convened Thursday, November 6, 2003, at 1:37pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Greenberg, Randal Hernandez, Matthew Jenkins, Nick Sramek, Morton Stuhlbarg, Charles Winn

ABSENT: COMMISSIONERS: Lynn Moyer

CHAIRMAN: Charles Greenberg

STAFF MEMBERS PRESENT: Fady Mattar, Acting Director
Greg Carpenter, Zoning Officer
Angela Reynolds, Advance Planning
Carolyn Bihn, Planner V
Jayme Mekis, Planner IV
Craig Chalfant, Planner II

OTHERS PRESENT: Mike Mais, Assistant City Attorney
Mike Conway, Property Services
Chris Kunze, Airport Bureau Manager
Marcia Gold, Minutes Clerk

P L E D G E O F A L L E G I A N C E

Commissioner Sramek led the pledge of allegiance.

M I N U T E S

The minutes of September 18, 2003 were approved on a motion by Commissioner Winn, seconded by Commissioner Hernandez and passed 6-0. Commissioner Moyer was absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Items 1A and 1B were continued to the November 20, 2003 meeting at staff's recommendation.

1A. Case No. 0304-06, General Plan Amendment, Site Plan Review, Zone Text Amendment, Tentative Tract Map, Standards Variance and Administrative Use Permit, ND 25-03

Applicant: Claire Bowin, Livable Places
Subject Site: 1856 Long Beach Blvd. (Council Dist. 6)
Description: Request for General Plan Amendment, Site Plan Review, Zone Text Amendment, Tentative Tract Map, Standards Variance and Administrative Use Permit approval for construction of 58 affordable and market rate condominiums.

Continued to the November 20, 2003 meeting.

1B. Case No. 0309-07, Conditional Use Permit, CE 03-171

Applicant: Barry Curtis
Subject Site: 1420 E. Anaheim Street (Council District 2)
Description: Request to establish off-site sales of beer and wine at a neighborhood market.

Continued to the November 20, 2003 meeting.

C O N T I N U E D I T E M S

2. Case No. 0211-12, Modification

Applicant: Property Services Bureau/Community Development for Airport Bureau/Public Works
Subject Site: 5000 Lew Davis Avenue (Council District 5)
Description: Modification of an existing Conditional Use Permit and an Administrative Use Permit at Veteran's Stadium to allow off-site parking for Boeing employees in a portion of the Veteran's Stadium parking lot.

Jayne Mekis presented the staff report recommending approval of the project since it is consistent with General Plan and Zoning regulations, and because the locations are both already parking lots and this will make efficient use of limited resources.

Mike Conway, Property Services, City of Long Beach, applicant, stated that Boeing would only use the lot Monday through Friday until midnight so that it would be available to Veteran's Stadium at other times. Mr. Conway also noted that both parties were in agreement with the conditions of approval.

In response to a query from Chairman Greenberg, Mr. Conway explained that there would be no difference in available parking on Friday nights since 500 spaces were being relocated, not removed. Mr. Conway added that the overall traffic impact of the modification was minimal.

Chris Kunze, Airport Bureau Manager, said that the actual uses of the area weren't changing, only the location of the Boeing parking to make it safer and closer for employees.

Commissioner Hernandez moved to approve the Administrative Use Permit for off-site parking and to approve the modification of the previously approved Conditional Use Permit (0211-12), subject to conditions. Commissioner Jenkins seconded the motion which passed 6-0. Commissioner Moyer was absent.

3. Case No. 0308-07, Standards Variance, CE 03-156

Applicant: Margaret Genetto
Appellant: Larry & Barbara Tidball
Subject Site: 3828 Pine Avenue (Council District 8)
Description: Appeal of the Zoning Administrator's decision to approve a Standards Variance for an addition to an existing single family residence with code exceptions for a northern side yard setback of 4'11" and a southern side yard setback of 5' (instead of not less than 6' side yard setbacks.)

Craig Chalfant presented the staff report recommending upholding the decision of the Zoning Administrator since the proposed addition would not have any adverse effects on the surrounding neighborhood, and since findings could be made to support the approval decision.

In response to a query from Commissioner Greenberg, Mr. Chalfant explained that there have been instances in the past where variances were granted for nonconforming structures on additions where the line of the existing house was to be continued.

Chris Brown, 3828 Pine Avenue, applicant's architect, said that most of the area homes had been developed with 4' setbacks, and he felt the final design developed in cooperation with staff was in keeping with the upscale neighborhood, and would give interior functionality to the residents.

Mr. Carpenter noted that the appellants were not present at the meeting, even though they had been notified.

Mr. Greenberg said he agreed that it was a minor variance, typical of the area that would make effective and reasonable use of the lot.

Commissioner Winn moved to uphold the decision of the Zoning Administrator to approve the Standards Variance, subject to conditions, and to deny the appeal. Commissioner Sramek seconded the motion, which passed 6-0. Commissioner Moyer was absent.

R E G U L A R A G E N D A

4. Case No. 0206-15, Master Plan, Site Plan Review, Conditional Use Permit, Standards Variance, Administrative Use Permit and General Plan Conformance Finding, ND 31-02

Applicant: Jerry Larsen c/o Los Altos United
 Methodist Church
Subject Site: 5950 E. Willow Street (Council District 5)
Description: Request for approval of a Master Plan, Site
 Plan Review, Conditional Use Permit, Standards Variance and
 Administrative Use Permit for expansion of the Los Altos
 United Methodist Church.

Craig Chalfant presented the staff report recommending approval of the requests, since the project would constitute significant visual improvement to the site, providing an attractive building design on an irregular site.

Commissioner Winn recused himself from hearing the item, since he is a member of the applicant church.

Jerry Larsen, 5950 E. Willow Street, applicant, stated that the building was old and needed to be updated.

Commissioner Hernandez asked if the group was doing anything to address freeway noise, and Mr. Larsen replied that the sanctuary was fairly soundproof already.

Charles Winn, 3371 E. 1st Street, congregant, said that the new design would allow the church to serve more young people and new families. Mr. Winn added that he had reviewed the project and found that all possible negative impacts had been mitigated.

Commissioner Hernandez moved to certify mitigated Negative Declaration 31-02; to approve the Master Plan, Site Plan Review, Conditional Use Permit, Standards Variance and Administrative

Use Permit requests, subject to the attached conditions; and to find the vacation of the public right-of-way and the exchange of real property in conformance with the General Plan.

Chairman Greenberg commented that it was refreshing to see a church exist compatibly with its neighborhood, which was testimony to the quality of the operation.

Commissioner Sramek seconded the motion, which passed 5-0. Commissioner Winn had recused himself from voting, and Commissioner Moyer was absent.

5. Case No. 0309-04, Conditional Use Permit, Site Plan Review, CE 03-169

Applicant: Don Gottfeld, Gottfeld Architects
Subject Site: 4750 Los Coyotes Diagonal (Council Dist. 4)
Description: Request for approval of a Conditional Use Permit and Site Plan Review to allow the expansion of an existing restaurant with on-premises sales of alcoholic beverages.

Carolynne Bihn presented the staff report recommending approval of the applications, since the proposed use would enable the renovation of a vacant building with adequate parking and minimal negative impacts on the adjacent land uses; and because the alcohol license was already existing and would be transferred to the new owner.

Takis Stathoulis, 9729 Elarco Drive, Whittier, restaurant owner, stated that he already owned a successful, similar operation in his area.

Terry Dickens, president, Bixby Land Company, site owner, praised his new tenant and welcomed him to the remodeled shopping center.

Don Gottfeld, Gottfeld Architects, 931 Kenfield, Los Angeles, applicant, said he was available for questions.

Commissioners Winn moved to approve the Conditional Use Permit and Site Plan Review, subject to conditions.

Commissioner Hernandez congratulated Bixby Land Company on its integration of all sections of the project, and expressed appreciation for their investment in the community.

Commissioner Hernandez then seconded the motion, which passed 6-0. Commissioner Moyer was absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Fady Mattar said that the Zoning Ordinance amendments related to cybercafes and the design review process approved by the Commission had also been approved by the City Council.

Angela Reynolds stated that the Open Space and Recreation Element was going back to the Council for dedication of parks in perpetuity. Ms. Reynolds also noted that the General Plan Land Use and Mobility Element would be presented to the public at the next Council meeting, and that a large task force was already in place.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

Commissioner Hernandez congratulated Mike Mais on his well-deserved promotion to Assistant City Attorney.

Chairman Greenberg thanked Commissioner Sramek for his year of service as Chairman.

A D J O U R N

The meeting adjourned at 2:46pm.

Respectfully submitted,

Kathy Brown & Marcia Gold
Minutes Clerks